

127.0

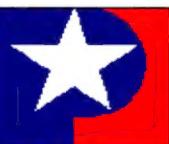
0005

0036.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONTotal Card / Total Parcel  
APPRAISED: 1,019,700 / 1,019,700  
USE VALUE: 1,019,700 / 1,019,700  
ASSESSED: 1,019,700 / 1,019,700
**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
6-8		MOULTON RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: MATTCHEN PATRICIA K &	
Owner 2: MATTCHEN PETER J &	
Owner 3: HOWARD JAMIE	
Street 1: 6 MOULTON ROAD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02476	Type:

PREVIOUS OWNER	
Owner 1: TSAI ERNEST -	
Owner 2: -	
Street 1: PO BOX 357	
Twn/City: LEXINGTON	
St/Prov: MA	Cntry:
Postal: 02420	

NARRATIVE DESCRIPTION	
This parcel contains .099 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1927, having primarily Vinyl Exterior and 3025 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R2
o	TWO FAMIL
n	100
Census:	
Flood Haz:	
D	Exempt
s	
t	

BUILDING PERMITS	
Date	Number
11/5/2018	1639
4/8/2016	413
12/16/2015	1940
9/9/2015	1285
8/11/1997	477

ACTIVITY INFORMATION	
Date	Result
6/14/2016	Permit Visit
3/29/2016	SQ Returned
12/23/2008	Measured
12/9/1999	Mailer Sent
11/30/1999	Measured
12/1/1981	KM

SALES INFORMATION	TAX DISTRICT	PAT ACCT.
Grantor	Legal Ref	Type
TSAI ERNEST,	1481-1	11/12/2015
TSAI ERNEST TSU	1384-102	Change>Sale
	922-71	5/27/2010
		Convenience
		7/1/1979
		74,900
		No
		Y

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LAND SECTION (First 7 lines only)	
Use	Description
Code	LUC Fact
No of Units	Depth / PriceUnits
Unit Type	Land Type
LT Factor	Base Value
Unit Price	Adj
Neigh	Neigh Influ
Neigh Mod	Infl 1 %
Infl 2 %	Infl 3 %
Appraised Value	Alt Class %
Spec Land	J Code Fact
Use Value	Notes

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BUILDING PERMITS	
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<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>									
Type: 13 - Multi-Garden	Sty Ht: 2T - 2 & 3/4 Sty	(Liv) Units: 2	Total: 2	Full Bath: 2	Rating: Good	A Bath:	Rating:	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath:	Rating:	A HBth:	Rating:	OthrFix:	Rating:				
Foundation: 2 - Conc. Block	Frame: 1 - Wood	Prime Wall: 4 - Vinyl	Sec Wall:																		
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: BLUE	View / Desir:	Kits: 2	Rating: Good	A Kits:	Rating:	Frl:	Rating:	WSFlue:	Rating:										
<b>GENERAL INFORMATION</b>				<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>													
Grade: C - Average	Year Blt: 1927	Eff Yr Blt:		Location:		1st Res Grid	Desc: Line 1	# Units	2												
Alt LUC:		Alt %:		Total Units:		Level	FY LR DR D K FR RR BR FB HB L O														
Jurisdict: G17		Fact:	.	Floor:		Other															
Const Mod:				% Own:		Upper															
Lump Sum Adj:				Name:		Lvl 2															
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				Totals	RMS: 10	BRs: 4	Baths: 2	HB									
Avg Ht/FL: STD	Prim Int Wal: 2 - Plaster	Sec Int Wall:	%	Phys Cond: GV - Good-VG	10.%	Exterior:	No Unit	RMS	BRS	FL											
Partition: T - Typical	Prim Floors: 3 - Hardwood	Sec Floors:	%	Functional:		Interior:	2	5	2												
				Economic:		Additions:															
				Special:		Kitchen:															
				Override:		Baths:															
				Total:	10.8 %	Plumbing:															
						Electric:															
						Heating:															
						General:															
<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>				Totals	2	10	4										
Bsmnt Flr: 12 - Concrete	Subfloor:	Bsmnt Gar:	Electric:	Basic \$ / SQ: 180.00	Size Adj.: 0.99710739	Rate	Parcel ID	Typ	Date	Sale Price											
				Const Adj.: 0.98000199	Adj \$ / SQ: 175.890																
				Other Features: 111500	NBHD Inf: 1.00000000																
				NBHD Mod:	LUC Factor: 1.00	WtAv\$/SQ:		AvRate:		Ind.Val											
				Adj Total: 711993	Juris. Factor: 1.00	Juris. Factor:	1.00	Before Depr:	175.89												
				Depreciation: 76895	Special Features: 0	Special Features:	0	Val/Su Net:	136.08												
				Depreciated Total: 635097	Final Total: 635100	Final Total:	635100	Val/Su SzAd:	209.95												
<b>MOBILE HOME</b>				Make:	Model:	Serial #:		Year:		Color:											
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 127.0-0005-0036.0										<b>IMAGE</b>							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	<b>AssessPro Patriot Properties, Inc</b>			
More: N	Total Yard Items:	Total Special Features:										Total:									